

# 2014/1 The Vistas Drive, Carrara, Qld 4211

— **Coastal**

## Duplex/Semi-detached For Sale

Wednesday, 21 February 2024

2014/1 The Vistas Drive, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 257 m2**

**Type:**

**Duplex/Semi-detached**



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**\$1,095,000**

This duplex has been fastidiously kept and is perfect to just move straight in! You will love the new sun deck, covered alfresco extension and stunning new timber deck leading out to the lush gardens and open air breakfast courtyard. This leads to the lovely natural reserve that known by residents as the "Kick and Chase" ideal for children to play and pets to exercise. This park is also the remnants of a Melaleuca forest, so it's quite unique and picturesque. Without doubt the clever and spacious abode will be snapped up quickly - so do not delay your inspection!

**UPSTAIRS-** Master suite with balcony, views, deluxe ensuite with spa, walk in robe, double vanity and floor to ceiling tiles- Lounge/study area with bar/kitchenette area adjacent to the balcony- Bedrooms 2 and 3 have robes, ducted air and room for a queen bed- Main bathroom has a designer feel and floor to ceiling tiles

**DOWNSTAIRS-** Awesome kitchen with Caesar-stone benches, gas cooktop, Westinghouse wall oven, Fisher & Paykel two drawer dishwasher. Ample cabinetry, natural light and large fridge void (with water)- Well-appointed laundry- Study area (flexi-space)- Dining room overlooking the trees- New breakfast courtyard and herb garden- New hardwood timber decking- Covered alfresco added to the existing giving a total of 48m<sup>2</sup>- Family room- Under-stair storage- Double side by side garage with room for workshop and storage- Fully fenced yards- Room for buggy parking- Gas hot water system- Ducted reverse cycle air-conditioning- High ceilings- Back to base alarm- Views over the treelined "Kick and Chase Park- Terraced backyard with pavers - Powder room This clever gem is ideal for the couple or family, so do not delay your inspection!

**THE VISTAS LIFESTYLE** Those wanting the Emerald Lakes lifestyle that incorporates; golf, 12kms of walking trails via the lake, cafes, restaurants, local shopping, the football, cricket, and events at Heritage Bank Stadium plus immediate access to the ever-popular Emmanuel College will be delighted to purchase this beautiful duplex with park views. Quiet, private and easy best describes the day-to-day life in The Vistas Estate. This duplex is facing east and enjoys the morning sun, so you can enjoy breakfast in the sunny courtyard. Cleverly designed, The Vistas has two large resort styled swimming pools, common room with barbeque facilities, gym, tropical gardens and access to the Emerald Lakes Golf Course & Club House.- Easy living community with all the feel of being in an international holiday resort, but none of the maintenance- Swim, golf, relax and entertain- Community feel with great onsite managers and friendly neighbours- 10km speed limit ideal for keeping children and residents safe- Buggy or stroll to Emerald Lakes Golf Club, Emerald Lakes, Emmanuel College, Emerald Lakes Tennis Club and so much more.

**FINANCIALS:** Body Corporate Fees \$137.90 per week (approx.) Council Rates: \$917.95 per half year (approx.) Water Rates: \$336.64 per quarter (approx.) Projected Rental Return: \$950 to \$1000 per week (approx.) Built 2004

**NEARBY FACILITIES:-** KDV GOLF AND TENNIS CENTRE- HERITAGE BANK AFL STADIUM- EMERALD LAKES GOLF CLUB- EMERALD LAKES VILLAGE- GOLD COAST SPORTS & LEISURE CENTRE- CARRARA INDOOR SPORTS STADIUM- WOOLWORTHS, COLES (Benowa Village) AND CARRARA MARKETS- Benowa Village Shopping Centre (Medical, dental and chemist)- EMMANUEL COLLEGE (Pre-Prep to Year 12)- JOSIAH COLLEGE- EMERALD LAKES MEDICAL CENTRE

So, before you accidentally buy another golf course lifestyle property, you had better inspect this gorgeous property first - you will love it! Carrara is located between Nerang and Broadbeach Waters, south of the Nerang River. Carrara is a long established area of the central Gold Coast with much historical significance. While many of the homes in Carrara are not waterfront, it is also the home of multi-million dollar acreage and riverfront lifestyle of Maryland Avenue, Lakeview Drive, Nerang Broadbeach Road and Riverbend Avenue. Just a few minutes to the well known Carrara markets and the Carrara stadium with the billion dollar Emerald Lakes development providing residents with 11 kms of pleasant walking tracks around a 37 hectare waterway and parkland. It is a very central location with the Pacific Highway accessed easily via the Nerang North exit and to Broadbeach with the shops, beach, casino, restaurants, cafes, clubs and bars only a 7 to 10 minute drive. Carrara lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 20 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.